

BK 0345 PG 0542

Prepared by and Return to:  
N. MS Title & Escrow, LLC  
Hugh H. Armistead, Attorney  
P.O. Box 609  
Olive Branch, MS 38654  
601-895-4844

STATE MS.-DE SOTO CO.  
FILED

JAN 7 8 59 AM '99

BK 345 PG 542  
W.F. DAVIS CH. CLK.

**TERRY SCOTT BEAVER, ET UX,**

**GRANTORS,**

**TO**

**WARRANTY DEED**

**DANIEL I. PHILLIPS,**

**GRANTEE**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, **TERRY SCOTT BEAVER and wife, MICHELLE GOODMAN BEAVER, a/k/a/ MICHELLE H. BEAVER**, do hereby sell, convey and warrant unto **DANIEL I. PHILLIPS**, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, described as follows, to-wit:

**Lot 138, Section "D", First Addition to Magnolia Gardens (P.U.D.) Subdivision, situated in Section 34, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 43, at Page 7, in the Office of the Chancery Clerk of DeSoto County, Mississippi.**

The warranty in this Deed is subject to subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; to the restrictive covenants of said subdivision; and to any prior conveyance or reservation of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under subject property.

By way of explanation, Terry Scott Beaver executes this Warranty Deed on behalf of his wife, Michelle Goodman Beaver, a/k/a Michelle H. Beaver, by authority of that certain General and Durable Power of Attorney dated August 20, 1997, and filed with the Office of the Chancery Clerk of DeSoto County, Mississippi, on August 22, 1997, in Power of Attorney Book No. 75, at Page 196.

Taxes for the year 1998 are to be paid by the Grantors, and possession is to take place upon delivery of this deed.

WITNESS OUR SIGNATURES, this the 30th day of December, 1998.

Terry Scott Beaver  
TERRY SCOTT BEAVER

Michelle Goodman Beaver by Terry Scott Beaver  
TERRY SCOTT BEAVER,  
Attorney-in-Fact for  
MICHELLE GOODMAN BEAVER, a/k/a  
MICHELLE H. BEAVER  
POA

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this **30th day of December, 1998**, within my jurisdiction, the within named **TERRY SCOTT BEAVER**, who acknowledged that he executed the above and foregoing instrument.

[Signature]  
NOTARY PUBLIC

My Commission Expires:  
August 23, 1999

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this **30th day of December, 1998**, within my jurisdiction, the within named **TERRY SCOTT BEAVER**, who acknowledged that he is Attorney-in-Fact for **MICHELLE GOODMAN BEAVER**, a/k/a **MICHELLE H. BEAVER**, and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.

[Signature]  
NOTARY PUBLIC

My Commission Expires:  
August 23, 1999

Grantors' Address: 9739 Riggan Drive, Olive Branch, MS 38654  
Home No. (661) 593-5100; Business No. (661) 593-1613

Grantee's Address: 9739 Riggan Drive, Olive Branch, MS 38654  
Home No. (661) 593-5100; Business No. (661) 593-1613